



City of Foley, AL

The City of Foley Public
Facilities Cooperative
District
407 East Laurel Avenue
Foley, Alabama 36535

Meeting Minutes - Final

Public Facilities Cooperative District

Friday, May 1, 2015

7:00 AM

Conference Room

Call to Order

Chairman Charles Ebert, III called the meeting to order at 7:06 a.m.

Roll Call

Members present: Vera Quaites, Roddy Burkle, David Rauch, and Rick Blackwell. **Absent:** Clyde Abrams and Ralph Hellmich who had conflicts.
Others present: Vickey Southern, Mike Thompson and Jeff Rouzie.

Present: 5 - Charles Ebert III, David Rauch, Roderick Burkle, Rick Blackwell and Vera Quaites

Absent: 2 - Clyde Abrams Jr. and Ralph Hellmich

Approval of the Minutes

[15-0290](#)

Minutes of the February 16, 2015 Meeting

Attachments: [02-16-2015 PFCD MINUTES.pdf](#)

The Minutes of February 16, 2015 were unanimously approved on motion by Mr. Rauch and seconded by Mr. Burkle.

New Business

[15-0291](#)

Consider appointing a Voting Delegate for AMIC's annual membership meeting on May 16, 2015 at 1:00 p.m.

Attachments: [AMIC VOTING DELEGATE 2015.pdf](#)

Alabama Municipal Insurance Corporation (AMIC) has an annual meeting at the Annual Alabama League of Municipalities Conference. Their meeting will be held Saturday, May 16, 2015 at 1:00 p.m. at the Bryant Conference Center in the Birmingham/Central Room. They are asking if the District will be appointing and sending a voting delegate and alternate. The District's insurance coverage is through AMIC. The people going to the ALM Conference are Vera Quaites, Rick Blackwell and Ralph Hellmich and the City Council appointed Vera as the voting delegate and Rick as the first alternate delegate.

Mr. Rauch made a motion to appoint Vera as the delegate and Rick as the

alternate. Mr. Burkle seconded the motion.

Mr. Burkle asked if it would be better to appoint Rick as the voting delegate and Vera as the alternate.

Mr. Rauch amended his motion to appoint Rick as the delegate and Vera as the alternate. Mr. Burkle seconded the amendment. The vote passed unanimously.

The vote on the first motion passed unanimously. There was a discussion on whether or not a vote of the first motion should have been taken. Mr. Rauch made a motion to withdraw his first motion and made a motion to appoint Rick as the voting delegate and Vera as the alternate. Mr. Burkle seconded the motion and the vote passed unanimously.

Enactment No: PFCD 15-0109-RES

15-0292

Consider moving PFCD Bank Account From BB&T

Chairman Ebert asked if there was a problem with BB&T. Mr. Thompson reported they are charging \$22 per month and the Finance Department has found a few banks that will give us an account for free. This is just a matter of saving us some money.

Mr. Burkle made a motion to approve moving the bank accounts as presented. Mr. Rauch mentioned that one bank was not chosen. Mr. Thompson reported that Sue is looking for your approval to allow her to select one of those three banks as a new banking partner. Mr. Burkle reported that it mentioned RFP's and there are not RFP's attached to review. Mr. Thompson reported that Sue sends out RFP's to every bank in the City each year to get all of the fees, requests rates and based on the annual RFP she selects where she puts the City's money. Mr. Burkle asked if the District would get a copy of the RFP so that they can determine which one is the best. Mrs. Southern reported the RFP's were not presented to her only the banks listed were recommended as having the best rates and no fees. Mr. Rauch asked if the City was not using any of the banks that were recommended. Mrs. Southern reported one of the other board's is using The First. Mr. Thompson reported that if the Board is looking for the details he recommended carrying this item over until Sue could get the Board the details of the RFP's.

Mr. Burkle made a motion to carry this item over until the next meeting. Mr. Rauch seconded the motion.

Mr. Thompson asked Mrs. Southern for clarification on which District will be meeting on May 12th. Mrs. Southern reported it is the PASFCD Board and not the PFCD. Mrs. Quaites asked if Sue needed to open the accounts prior to the next meeting. Mrs. Southern reported the account for McKenzie Village/Foley Square needed to be opened at a new bank. Chairman Ebert asked if these were interest bearing accounts. Mrs. Southern was not sure but they were all not charging fees. Mr. Thompson reported the interest collected from local banks are so trivial that the fees are the important piece. The City earns anywhere from .10% to approximately .04% and it is basically zero for all effective purposes. That is not always the case because you have Chase that earns 2-3%. Chairman Ebert reported that three banks that he has relationships with Centennial is paying very little money on any funds in a money market account. The First is paying more than any of the others. Mr. Thompson reported that the other issue with governmental funds is when you put money in a bank for governmental funds they are not allowed to pull out

the bulk of those funds and use it to loan with because they are obligated to keep a very high percentage of money in the bank. They don't get to use it to make more money. Mr. Rauch asked if these accounts have a lot of money. Mrs. Southern explained the one would be for project user fees so it might. Mr. Burkle stated, "No matter whether it is .1% or .4% or whatever the account benefits or none benefits it would be nice to see what we are voting on." Chairman Ebert reported each one of the user fees are distributed differently and that is part of the difficulty in tracking them. He suggested with the lack of that information he would consider not approving the carry over but going forward with approving the Finance Department to select the bank with the highest interest with no fee.

Mr. Burkle withdrew his motion. Mr. Rauch seconded the motion to withdraw the motion and the vote passed unanimously.

Mr. Rauch made a motion to authorize the Finance Department to select a bank that pays the highest interest rate on the money deposited and the lowest fees, and that it be one of the three banks recommended (Bryant, Centennial or The First). Mr. Burkle seconded the motion and the vote passed unanimously.

Enactment No: PFCD 15-0110-RES

15-0293

Consider the transfer of approximately one acre to the City of Foley

Attachments: [FOLEY FARMERS MARKET PH 1 PLAT.pdf](#)
 [CCFGREENHOUSEPLAN 4 21 2015.pdf](#)

Mr. Jeff Rouzie distributed a map marked up in red where he tried to construct a lot on the northwest side of the Farmer's Markets' property, which is in the name of the PFCD. It is shown on the Foley Farmers Market Phase 1 Plat map as Lot 2. As they are designing the extension road/trolley road back to Juniper Street a big oak tree at the northwest corner was sighted and will be kept. A service road for the ball fields will be used on the old remnants of Beck Road. The engineer tried to line the road up not realizing the road would not be a through road and had to go back to use the existing right of way. They want to transfer the lot from the District to the City; then plot this out properly and take it to the Planning Commission for their review; after their review it will go to Council for their final approval. He just wants the Board to approve the transfer contingent upon approval at Planning Commission and Council.

Craine Creek Farms plans to build a five bay greenhouse. Bays are separated for teaching and tourism. The Foley High School students and farmers will have the opportunity to get educated on hydroponics farming. Tourists will be able to walk through to see what they are doing. Micah is going to experiment with herbs and other things to grow in a hydroponics culture. Each bay will generate approximately \$200,000 gross annually in fresh produce, i.e. tomatoes, lettuce and strawberries. They have been doing this for two years and they have a bank that will fully fund it. The greenhouse makes a great extension of our farmers market and will be a great tourist attraction as well.

Mr. Thompson reiterated Mr. Rouzie is proposing the Board members consider moving the 1.4+/- acres from the District to the City Council. The City Council will enter into an agreement to sell the property to Craine Creek Farms. Mr. Rouzie reported that is correct. The City Council has the authority to sell the

property but not until it is back under their name. Mr. Rouzie reported they want to get this to the Planning Commission for their next meeting. Mr. Blackwell asked if they had any numbers yet. Mr. Thompson reported he anticipates a request to come to City Council to sell the property for \$35,000 and the reason is the property is under valued because it is worth more than \$35,000 and for the City to sell it a little less than its true value it has to go through City Council because they are the ones who are allowed to do economic incentive programs under Amendment 772.

Mr. Rauch reported the roadway portion will also come into play. Mr. Thompson reported Beck Road is already a City road but the road going north/south into the Farmers Market sits on Cooperative District property so that will have to go back to the Cooperative District. Mr. Rouzie reported that it would have to go through Chase Bank because it is part of the CAFFM. Mr. Rauch's point is that it can be dedicated right of way. Mr. Rouzie reported he will get into that with this other topic that will follow and they have been working with the property owner because they will be taking some of his land, which has been agreed. They are still working on getting that formalized.

Mr. Thompson reported if the Board moves forward then Council can move forward in terms of the sale of the property to Craine Creek Farms. While simultaneously working on the road beds, they are working to subdivide the acreage to bring to the Planning Commission. Mr. Rouzie clarified this action does not come into play with the New Market Tax Credits. Any improvements on the property increases the value of the property and is welcomed by Chase Bank. They have to make sure that Chase knows what they are doing and they'll sign off on it.

Mr. Blackwell asked if Beck Road will be paved from there to Juniper Street and Mr. Thompson reported that it would depending on whether or not Council approves paving it.

Chairman Ebert reported that if everyone is in agreement that there would be some sort of understanding if the deal didn't work out with Craine Creek Farms then the property reverts back. Mr. Thompson reported he felt that the City would be ok with that. Chairman Ebert reported the Council might have some questions on how the site will be maintained, if there will be fencing and what type, etc. He spoke with Heather and she said there isn't even a leaf laying on the floor in their greenhouses because they are impeccable but we need to make sure about it. Mr. Rouzie reported that it needs to look like a retail store and with signage and Micah is all on board. It is an attraction and there will be people to the Market.

Mr. Blackwell expressed his concerns about too much produce on the property with Craine Creek Farms, Farmers Market, and Foreland Farms. He wanted to know how they processed their foods to sell. Mr. Rouzie reported they hope to get it to the aggregation center. Micah will do wholesale delivery but he has to put a percentage back into the Market as well as operate out of the Market. You will see a lot of production and with two new grocery stores moving to our area, if the aggregation facility will get up and running, you will see farmers bringing their produce to Foley and the aggregation center will be a big distribution hub. Mrs. Quaites asked how many jobs will be available. Mr. Rouzie reported Craine will create approximately six jobs but the aggregation facility will be start with 20. There is \$600 million worth of produce sold in the

Gulf Coast Produce Region operating seven days a week.

Mr. Blackwell asked about the aggregation. Mr. Rouzie reported they had \$65,000 left over after construction. They are allowed to design plans and Sted McCullough has been working on the designs for approximately two weeks. There are some maintenance issues on the Peavey building with the roof so there will be funds spent on roof repairs. Hopefully the restaurant will get sold soon so they can invest more money to put into the aggregation facility. The sale of the restaurant is about four weeks out.

Mr. Burkle asked if they are in other areas doing the same type of business and the bank will fund them fully why do they need the land for collateral. Mr. Rouzie reported the bank will give them the full appraised value, which is approximately \$80,000 for the property. Mr. Burkle asked why the City would be selling it \$35,000. Mr. Rouzie reported the City looks at the bigger picture to see what the return to the City would be, if it is a return on investment. Mr. Burkle asked if there was a projection or business plan for the board members to review for this because we are giving the land to him at a very discounted price. He would like to see the financial investment, how many jobs will be created, and what benefit this is to the City and how it will benefit the City. Mr. Rouzie reported that some of it would be indirect and difficult to pin down. Chairman Ebert reported he relates this to the Industrial Development Board and how the Park is set up. The City has land that we basically give people to build or relocate to bring industry to Foley. The City will take up the question as to whether or not to sell it at a reduced price.

Mr. Thompson reported that if you want to make the decision based solely on what Craine Creek Farms will do for our community then your decision is \$45,000 worth of land and six jobs. However, Mr. Rouzie said that that is unrealistic and an improper way to make that decision because Craine Creek Farms is only part of a much bigger vision that includes the Farmers Market and what they are trying to do on the 20 acres, creating Foley as an aggregation hub for farming in our whole southeast region. It is one piece of a bigger vision for Foley to become the market leader in distribution of local healthy foods then it is a whole different concept. Trying to put numbers to that is much more difficult because Craine Creek is only one piece of the bigger vision.

Mr. Burkle reported that he was looking at the agenda and did not have any of the background information until this morning and is asked to make a decision and he did not understand why they are being asked to sell when the original plan was to lease. Mr. Thompson reported the bank would not do the loan to Craine Creek Farms on leased property. They are operating on their own property in other places and not leased property.

Mr. Blackwell reported he didn't think the Farmers Market would work unless it had a supply of fresh tomatoes and lettuce all the time and the greenhouse will provide that 12 months out of the year. Mr. Rouzie reported Craine Creek Farms will generate \$200,000 and will spend a lot of that money in Foley. They will have indirect spending due to the operation. The bigger picture is to build something that will attract future businesses, jobs, and create a branding for Foley. Chairman Ebert reported Heather has reached out to Foley High School and this will be incorporated into their technical learning program through the Ag group. Mr. Rouzie apologized for not having the information and it wasn't

Mrs. Southern's fault. They have been slammed this week with other meetings and have two more again today. Chairman Ebert reported that everyone has valid points and concerns and they are all things that Council will need to consider when the City Council addresses this. Mr. Thompson reported that the Board could usurp the City Council by not approving the transfer. Mr. Burkle reported that he just wanted to point out that the Board members don't have all the information to make an informed decision until the morning of the meeting; he still doesn't know the specifics of the piece of land that they are being asked to transfer back to the City and there is no presentation of the benefits in terms of money. Mr. Rouzie reported he tried to outline the property location in red, which might change a little bit but everything is still contingent upon the Planning Commission and City approving the sale. All they want the Board to do is to consider the transferring the lot back to the City Council. Chairman Ebert reported the land came to them through the City.

Mr. Rauch asked if the board transfers the land back to the City and if the City sells it to Craine Creek Farms who in turn takes out a mortgage on the property from the bank; what happens to the property if he defaults on the loan. Mr. Thompson reported the City's attorney has worked on the restrictions in the deed on what that property can be used for, i.e. hydroponics/aquaponics, retail or restaurant. The property can only be used as a greenhouse and the bank will reach out and find someone who would want to purchase that property under the restrictions in the deed. Mr. Rouzie reported they will take the area and turn it into a PUD, Planned Unit Development and within the PUD they will have a Master Plan for the Planning Commission so that it will be organized and have a good feel for the whole thing. Within the Master Plan there will be restrictions on how the land can be used. It will show the farmers crops can be grown year round through some of the newer farming techniques. There are some more certifications they will go through with the educational piece. Mr. Thompson reported there are 700 students that are interested in the newer techniques. His concern is that all 700 children do not have access to 200 or 500 acres and a lot of them come from either a poor community or other environment. Even though they have a great interest in agriculture how do they get into the business. This type of technology is a way for someone who doesn't have the benefit of a family farm or land given to them over years through generational lands. They can do this on two acres. It is a way to get into that market even if you don't come from a farming family that has the acreage that comes with it.

Chairman Ebert asked if there was a way to require that educational component remain at the educational wing. Mr. Thompson reported that would be a question for the bank. The bank is looking at it as collateral safety to their loan and it is difficult to make money on an education. You make money off the product you produce off that property and not necessarily on the education. Chairman Ebert reported that he spoke with Heather and she feels that this is something that she can dovetail off of for more educational opportunities at the market. If this is a catalyst to put in 4x4 green house in your yard it may take off. Mr. Burkle reported that he is not objecting to any of the development, or the idea of the farmers market; however, he is objecting to the mechanics of how we are going about this and are we making sure we are dotting all our "i's" and crossing all our "t's". Is the bank going to accept this as collateral with the restrictions? Mr. Rouzie reported that we don't know if they are going to accept it or not. Mr. Thompson reported they have had discussions with the bank about the deed restrictions and they were ok with it

but in the long run they cannot ensure that the bank will sign the paperwork. Mr. Rouzie reported he could not see any other use out there other than retail or a restaurant. If the bank says no then the City will not sell it to them. Mr. Thompson reported Foley is working toward marketing the City to be a healthy living city, whether it is sports, good locally grown produce or pedestrian routes where you can exercise. All the things they are doing is promoting Foley as a healthy living city are all components of it.

Mr. Burkle asked if they were interested in purchasing the property from the City and the City financing it for them. Mr. Rouzie reported he didn't think the City wanted to get into the financing business and it wasn't discussed. They are doing it for Wolf Bay Lodge but they don't want to get into financing. He did not think that most of the Council members were comfortable with getting into banking. They already heard from the board they weren't comfortable with banking.

Mr. Rauch reported he doesn't have a problem with transferring the land to the City but from a formality standpoint if we in concept agree to move approximately 1.4 acres from the Cooperative District to the City for the purposes of the Craine Creek Farm project contingent on the Board being provided with a final plat because it all has to go through the Planning Commission. Mr. Rouzie reported that would work. Mr. Thompson reported they didn't want to spend public funds on a contingent plan until they got an approval on a conceptual plan first. Mr. Rouzie reported that when they go to the City Council they will have a pro-forma and financial reports, which Micah has already. Mr. Rauch reported he thought that the use was highly specialized and maybe that is why the bank did not want to loan money on leased land. It is a single purpose. Mr. Rouzie reported they purchase the greenhouses from a business in Iowa and they have to put it together. The City has been working with them for two years. Micah has an MBA from the University of Alabama Business and his dad is a dentist.

Mr. Rauch reported the Economic Development Alliance has a loan program for unbankable deals. The Alliance received \$400,000 from the USDA to make these type of loans, which are very low interest rates. Once they made the loans and got the money back they could do whatever they want with the money. There is a high probability if the City supported it from the standpoint that it fits the Farmers Market Program they would receive the loan. The Alliance would write the debt off if Craine defaulted and the City would still own the land. Mr. Thompson reported Craine Creek Farms would need \$500,000 and \$80,000 is the value of the land. There is \$45,000 equity in the purchase he can use as collateral. Mr. Rouzie reported The First Community Bank is the bank that will loan Micah the money. It is spread out over 15 years at a fixed rate of interest. They have some credits that they can use for farming. United Bank also has the same thing.

Mrs. Quaites asked what the time frame was if everything goes through as planned. Mr. Rouzie reported that Micah wants to get it opened by August because he wants to be ready for strawberries. You counter produce it based on what is not available in seasons and it gives him a big advantage in the market. Mr. Blackwell asked if the facility was all concrete or only the office concrete. Mr. Rouzie reported that the irrigation is well driven and once they find out the mixture of the water they mix the minerals to get the appropriate nutrients. The system has to be elevated at a slight angle because the water runs downhill. It is computerized and they always have something on them so

that if something isn't right they have to check their phone and it lets them know what needs to be done.

Mr. Rauch made a motion that the Cooperative District agree conceptually to transfer approximately 1.4 acres of land to the City of Foley for use by Craine Creek Farms as a hydroponics production facility contingent upon the final plat being approved by the Planning Commission. Mr. Blackwell seconded the motion and the vote passed unanimously.

Enactment No: PFCD 15-0111-RES

Updates from Economic Development Director

15-0300

Approves Sportstown Village Master Plan

Attachments: [SPORTSTOWN VILLAGE WORLEY .pdf](#)
 [SPORTSTOWN VILLAGE PLAT.pdf](#)

Mr. Rouzie reported he has been working with Cliff Worley and Forest Daniels. Mr. Daniels is the architect that did Larry Wireman's Turquoise Place, and he is doing the A Loft at the beach. He is a very impressive man. Mr. Worley is 70 years old and has been around a long time. He has worked with Arnold Palmer to develop different resort areas with golf courses. He is presently working on a hotel in Jackson Hole, Wyoming. Mr. Worley, Mr. Daniels and the City have discussed Foley's entry way into Youth Sports Tourism. In meeting with them five weeks ago Mr. Worley suggested doing a sports oriented hotel. If you look at the plat Mr. Rouzie distributed you will notice a sports hotel. They came up with the name of Sportstown Village, which is a great branding for the sports theme. Basically, it is a 325-350 room hotel that contains a full sized field in the center of the hotel. The field could be used for soccer, football or anyone of several sports fields. It might be a little smaller than a regulation field. This is just a very early draft. The hotel could contain indoor batting cages, volleyball, archery range, one adult pool, one splash pad, basketball court. The bottom levels have meeting space rooms that are larger. Mr. Rouzie thought that smaller symposiums whether it be cheer leading, football, or coaching clinics this facility would be perfect. The Event Center would be for larger events. It is a value hotel with a price point would be \$100 per night and it would hold four children and one adult. It fills a void and creates 300 plus hotel rooms. It would sit between the Gulf Bowl and Craine Creek Farms.

Based on this idea a letter of intent was drafted and signed by the Mayor to try to pin down some timelines for the developer to do some work and come back to the Planning Commission and the City to look at more developed plans. In looking at item #3 they tried to create a timeline for a master plan. They want the architectural look should be conducive with the Farmers Market. They are giving the developer sixty (60) days to come up with a Master Plan to take to the Planning Commission and the City Council. Assuming the City Council wants to move forward the developer will have 180 days to finalize the plans and design and have their financing in place. Construction would have to begin within 240 days of the letter of intent. They did include a 60 day option and in order to exercise that option they would have to pay the City \$10,000 and that would move the actual start date on construction 300 days from now.

The lease can be set up one of two ways. The first way it could be set up a ground lease for 90-95 years with the option to purchase the property with first right of refusal or if it is possible depending on who is financing it they might want to purchase it. In the early years, with a ground lease, they could provide a lot lower rate than they would have if they purchased the land. Mr. Thompson asked if Mr. Rouzie in terms of the lease do you see any issues in terms of their financing for example like what Micah Craine went through. Mr. Rouzie reported only if they go through the banks and if they try to finance. They will have investors that will invest in this project and look for a return. If they get a bank involved then they may have to sell the property rather than lease.

The great thing about the project is it is a \$20+ million entertainment hotel, it is a conference hotel, so it qualifies for state statutory incentives. The incentives are explained under item 6 of the next page. There have been two new bills passed that go into effect in approximately 60 days. If you create at least 50 jobs that are Alabama residents then you get credit for 3% of your payroll for ten years. If you have \$1 million then you would get credit for \$30,000 annually. The investment credit of up to 1.5% for ten years on qualified capital investment expenses. At \$20 million at 1.5% that is a lot of money you get back annually. There are State, County and City abatements for non-educational property tax for ten years and abatements for non-educational sales and use taxes on construction materials and equipment. They could possibly use the Industrial Development Board to bond the project based on the investor's ability to repay. They have identified a USDA grant for the water and sewer to the building and can provide approximately \$75,000 to the developer and he would have to pay \$25,000. The project would fall into the overall use of the Public Athletic and Sports Cooperative District and that would bring in a one percent Cooperative User Fee and a one percent Entertainment fee. The Letter of Intent lays out that the developer would get 75% and the City would get 25%.

Mr. Rouzie further explained that the single page that he handed out describes the benefits to the City. Based on 325 hotel rooms at \$100 per night if it is 70% occupied it would generate \$8,190,000. The average room rate of \$100 per night the Cooperative Entertainment Fee of 2% would be \$163,800 with the City's portion being \$40,950 and the bed tax at seven (7%) percent would be \$573,300. The total with the \$30,000 ground lease would be \$644,250 annually. He also gave the figures for the occupancy rate of 60% with a total of \$556,500. If there is an average of three people per room spending \$100 while they are in Foley it would generate \$24,570,000 in revenue. If you assume they are spending on retail/food/entertainment then it will bring in an additional \$491,400. The annual total created could be \$1,135,650 at 70% occupancy or \$977,700 at 60% occupancy. Even if the City didn't bring in but \$650,000 annually it would still cover the debt service for the 16 fields. The hotel will be a huge gain for the City and he believes the developers are local.

Clyde Mays Distillery will be coming to town in the next three to four weeks. They have sent out a rendering and laid out a sight plan for them. It is Conecuh Ridge Whiskey. They also have two restaurants that want to come - Ducks Diner and Marco's Pizza. There is a third with three or four restauranteurs that want to do a farm to table restaurant. The key is office space in the area. They want to focus on the national sports organizations and magazines. There is Covey Communications, which is at the beach, wants to

move their location here. They do one of the top sports magazines for youth sports tournaments and they do four or five conventions for youth sports tournaments every year. USA Soccer just built a \$45 million 45,000 sq. ft. facility in Maryland and employed 350 people. If we can get major organizations to locate in Foley they will put their tournaments here also. They are having to go all over the Country to find places to place their tournaments, and they have the contacts with the teams. It just makes good common sense to bring them here.

Mr. Thompson asked Mr. Rouzie in terms for the overall design is this group doing the whole thing. Mr. Rouzie reported that it would be Cliff Worley and Forest Daniels, who is the architect. Mr. Daniels has met with Ms. Miriam Boutwell and they are doing a conceptual plan of the whole area under a PUD, Planned Unit Development. They will work with Ms. Boutwell and get it to Planning Commission within the next sixty (60) days. Mr. Thompson reported that in terms of the work done at the Farmers Market and rebuild of the building for Moe's and Foreland Farms and the rendering for the distillery Sted McCullough did the architectural work. "Is Mr. Daniels going to be working with Mr. McCullough jointly on the design criteria?" Mr. Rouzie reported Mr. McCullough is doing the Clyde Maze Distillery and Mr. Daniels is up to date on that and as far as the PUD Mr. Daniels will be designing that PUD. In the next 30 days they hope to have something for the Planning Commission to review and will have a lot more moving forward.

The developer is willing to build a sports hotel and has named and themed it "Sportstown Village". They have also developed a master plan for the property, which definitely needed to be done and will be rezoned as a PUD. It probably won't have a flag hotel. Mr. Rauch asked if this would be the sports hotel that will trigger the event center. Mr. Thompson reported they will recommend to Council that we do the event center when they receive the attached hotel agreement. It is very important to have the attached hotel and this is a stand alone hotel.

There was a discussion regarding an oak tree with a 16' height canopy and it will be left. The road will go around the tree. They have been instructed to leave all the big oak trees and design the road around them. There was a discussion regarding connecting the hotel to the Gulf Bowl to encourage bowling tournaments. Mr. Rouzie asked the Board to let them move forward from a standpoint of the Master Plan based on the Letter of Intent and putting a more formal proposal together. They will spend approximately \$80,000 on the Master Plan and pre-construction work. They need some security that they have the property and we won't let the property go out from under them while they are doing that. The \$10,000 is a standard charge.

Mr. Rauch made a motion to agree to move forward on the Master Plan based on Letter of Intent and land under option with Worley and Associates and authorizes Worley and Associates to apply for the rezoning. Mr. Burkle seconded the motion and the vote passed unanimously.

Mr. Burkle asked what happens if they decide not to move forward. Mr. Rouzie reported they get a free look for 60 days.

Mr. Burkle asked that in the future the backup information be presented prior to the meeting to give the members enough time to review it.

Mr. Thompson mentioned naming the various roads within the Farmers Market property and suggested naming the road some component of the road Farmers Market Lane and then the other road possibly naming it after the facility that would be constructed. He will discuss this with the City Engineer Chad Christian. Mr. Rauch reported that if they want to subdivide the lots they have to front on the public road and the north/south road and east/west road where it goes through the Farmers Market property it needs identify the right of way and it needs to be dedicated to the City so that the City can maintain it. The right of ways need to be created and dedicate them to the City either through a subdivision plat or some other way so that they will become an asset to the City. The CAFFM, Inc. doesn't have funds to maintain those roads. Mr. Thompson reported they know where they want Beck Road to be but they haven't figured out the other roads yet as that is what the Master Plan will help do for the City.

Enactment No: PFCD 15-0112-RES

Visitor Comments

There were no comments.

Adjourn

Mr. Burkle made a motion to adjourn and Mr. Blackwell seconded the motion. The meeting adjourned at 8:45 a.m.